Development Management - Delegated Officer Report

Application Number: **AWDM/0433/16** **Recommendation –** Approve

Site: 24 Greenacres Shoreham By Sea

Proposal: First-floor side extension

Date of site visit: 10 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached two storey house located on the west side of Greenacres on a corner site with its south side elevation fronting onto a small cul-de-sac which is also part of Greenacres. The house has been previously extended to the side with a single storey addition, which is almost to the full depth of the house and has a false pitched roof with a modest lean-to conservatory to the rear. There is a separate garage at the rear of the site.

Permission is sought for the construction of a first floor extension to the side (south) elevation set above the existing single storey addition. The extension would measure 3.5 metres in width and 7.7 metres in depth and would have a pitched roof matching the pitch and eaves level of the existing main roof but with its ridge set approximately 0.15m lower than the main ridge. Matching materials are proposed.

Relevant site history
SU/59/95/TP Single storey extension to side and realigned boundary wall (2 metre high). Allowed on appeal 14.2.1996 The refusal related to the loss of protected trees.

Consultations
Southern Water requests an application for connection to the public sewerage system and advises of the requirements of the Building Regulations in relation to surface water disposal and of the sites location within a Source Protection Zone. Southern water advises that: *Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.*

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The proposed first floor extension would extend above the existing single storey addition and, given the corner positioning of the dwelling, would be relatively remote from neighbouring occupiers to avoid any significant impact to neighbour amenity. First floor windows would have a similar relationship to neighbouring dwellings as existing first floor windows. No side windows are proposed and, if installed later as permitted development, would be required to be obscure glazed and non-opening up to 1.7m above finished floor level which would ensure that privacy is protected.

Visual amenity
The house is part of a 1960's open plan development of semi-detached and terraced houses which, despite some alterations and extensions, has retained an ordered appearance. The houses in the estate follow the same distinctive design with large glass bays and classical style portico entrance surrounds to the front doors and with grass verges, open front gardens, and trees which add to the sense of spaciousness in the streetscene.

This is a prominent corner site where the impact of a two storey extension would be widely viewed. However, the green space along the side boundary at the application site was diminished by the previously approved single storey extension and the boundary wall was realigned and so there is now a more limited 1.5m wide (approx) grass verge to the flank wall. Although a two storey extension would be fairly prominent in this position, the existing single storey addition already occupies this space and the resultant two storey extension would be similar to that at No.7 in the cul-de-sac in terms of a minimal setback, albeit occupying a wider footprint.

Therefore in this context, on balance, the proposed first floor addition would not undermine the open plan/spacious character of the estate as the grass verge would be retained as existing and the design would not cause significant harm to visual amenity to justify refusal in this instance.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials

Informative
- Southern Water – application for connection to public sewerage system
- Southern Water – requirement to investigate any sewer found during construction

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all

material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 16 May 2016

Authorised by: Peter Barnett Date: 17 May 2016